

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

September 9, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:33 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Arthur Munoz
Craig Nicholson
Nathan Walter
Mr. And Mrs. Welch (unit 356)
Mark Sauter and his son from John Carter Construction,
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

Mark Sauter (John Carter Construction) addressed the Board, recapping the patio and entryway repairs previously performed by John Carter Const., and reviewed possible solutions to the foundation improvements currently being considered by the Board; the Board discussed the proposed options with Mr. Sauter and requested a 2nd opinion from structural engineer Charlie Grant whom Mark often works with. Mark submitted a proposal of \$34,450 for Bldg 7606 per Jeffrey Haight's plans and specs.

Patio awning, unit 356: Mr. and Mrs. Welch requested the Board approve the installation of a patio awning for their upper-level unit, per photographs of a similar installation; the Board requested working drawings, plans, and material information of the proposed awning for approval consideration.

Meeting Minutes: The **August Board Meeting minutes** (8/27/10) were reviewed and **approved** as presented.

Treasurer's Report:

	August '10	YTD
Total Income	\$69,233.90	\$532,001.08
Operating Expenses	26,398.78	239,794.08
Reserve Expenditures	8,582.80	64,646.09
Total Expenditures	34,981.58	304,440.17
Transfer to Reserve	(34,252.32)	(232,984.91)
Transfer from Reserve	0	7,000.00
Total in Savings	\$1,105,027.50	
Total Assets	\$1,149,526.26	

James N. reported Operating Expenses are approximately 10% below budget.
The August Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Building 7606 improvements:** the Board tabled the decision on the proposal bid from Underwood Construction Management.
- **Entry gate system:** the Board discussed the proposal letter from Consolidated Door and Gate for replacement gate operator; the Board requested information on battery life and replacement cost; proposed discussing the elimination of gate at next Annual Meeting.
- **Fumigation:** James N. reported building 7626 was in process of fumigation and building 7628 fumigation had been rescheduled for Nov. 2 – 4, 2010, notification to homeowners sent.
- **SB Marathon** scheduled for 11/6/10.

No other Old Business

New Business

Items addressed:

- **Board of Directors:** the Board designated Nathan Walter as Board Secretary, filling the post vacated by Laura Foster; Newsletter item will seek a volunteer to replace Ms. Foster's Board seat.
- **Dogs (unit 238):** it has been reported to the Board that two dogs "reside" at unit 238, in violation of CC&R's on pet limitations; James N. will send letter to owner requesting compliance with CC&R's.
- **Exercise Rm. equipment:** Arthur M. will coordinate with Ms. Innocenti (unit 123) on upgrade options.
- **Grove insurance:** James N. presented the general and fidelity insurance policies to the Board.
- **Facility keys:** Todd M. reported that the Board is not in possession of keys to certain doors (service, common area doors) at the Grove; select door locks may need to be changed to rectify key loss.
- **Meeting time:** the Board set the start time for the monthly Board of Directors Meetings at 6:00pm, until further notice.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:10 PM.

The next Board meeting is scheduled for **Thursday, October 14, 2010, at 6:00 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe